



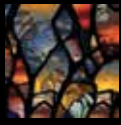
1606 ABBEY CIRCLE

Pristine Condo in The Cloisters



MOSAIC
COMMUNITY LIFESTYLE REALTY

2 Bedrooms, 2 Bathrooms
1,111 SF + 77 SF Sunroom
MLS #4195724



INFO

1606 Abbey Circle, Asheville, NC 28805

2 Bedrooms, 2 Bathrooms

1,111 SF + 77 SF Sunroom

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FEATURES

- Immaculate condo — ideal for year-round living or a lock-and-leave retreat
- Minutes to shopping, dining, downtown Asheville, and the Blue Ridge Parkway
- Private, covered front entry
- Inviting sunroom with great natural light and peaceful forest view
- Updated entry door with Kwikset electronic door lock
- Cozy gas fireplace in between living and dining room
- Beautiful new windows throughout are complimented by wooden venetian blinds
- Ample closet space
- Updated Delta, American Standard and Toto plumbing fixtures
- All appliances convey
- Spacious primary bedroom with double closets, ensuite bathroom and views of the tree canopy
- Walk-in shower in the primary ensuite bathroom
- Convenient hallway laundry closet
- One-level living with only five stairs to the unit's entrance



Enjoy the Outdoors Year Round

- Plenty of open parking for residents and guests
- Friendly community
- Recently updated community clubhouse with tennis, pickleball, walking trails and picnic area
- Upgrades include:
 - » 2014: Maytag dishwasher, Bradford White gas water heater, Toto toilets
 - » 2015: HVAC replaced (ADP Hydro air handler, Carrier air conditioner); Maytag refrigerator and washer
 - » 2019: GE gas stove
 - » 2022: Windows, carpet, cordless wooden venetian blinds
 - » 2024: Ring doorbell, GE microwave, Amazon Alexa smart thermostat



MOSAIC
COMMUNITY LIFESTYLE REALTY

60 Biltmore Avenue, Asheville, NC 28801 tel : 828.707.9556 fax: 800.553.1491

WWW.MYMOSAICREALTY.COM



Immaculate End Unit • Perched in the Trees



Kitchen Features Updated Appliances, Tons of Cabinets



Great Natural Light



Dining Area Flows into Living Room



Lovely Dining Space



Living Room Opens to a Tranquil Sunroom



Bright, Open Living Space



Fresh Carpet Throughout



Enjoy the Fireplace and Forest Views



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New Windows and Custom Blinds Compliment the Space



Extra Storage Space off Sunroom



Spacious Primary Suite



Primary Bedroom with Ensuite Bathroom, Double Closets



Primary Ensuite Bathroom with Walk-in Shower



Laundry Closet



Second Bedroom



Second Bedroom Has Convenient Ensuite Bathroom



Guest Bathroom



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Beauty Surrounds



Community Clubhouse



Community Clubhouse and Pool Area



Tennis and Pickleball Courts



The Cloisters Gated Entry

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W W W . M Y M O S A I C R E A L T Y . C O M



Welcome to 1606 Abbey Circle

Discover this pristine condo in the highly desirable, gated Cloisters community! This upper-level, 2-bedroom, 2-bath end unit features a cozy gas fireplace, generous storage space, new carpet, and windows installed in 2022. Numerous updates include HVAC, appliances, custom blinds, and plumbing fixtures. The primary bedroom offers an ensuite bath with a walk-in shower and two spacious closets. Relax in the sunroom and enjoy peaceful woodland views. With reasonable HOA fees covering exterior building and landscaping upkeep, the community provides an outdoor pool, a recently updated clubhouse, lush green spaces, tennis and pickleball courts, picnic areas, and walking trails. Just minutes from downtown, dining, shopping, and the Blue Ridge Parkway, this condo presents a fantastic opportunity for low-maintenance living with convenient access to all Asheville has to offer!



For more information, please contact:

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DIRECTIONS

FROM ASHEVILLE: Take I-240 E to Exit 7 towards US-70. Go 0.8 mile and take right onto Governors View Road. Take left onto Ambler Road. Take right on Gladstone. Take right on Vineyard Blvd. Turn left onto Abbey Circle and follow loop around to Unit #1606.



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FLOOR PLAN